

1617 Sherman Ave

Madison, WI

March 01, 2023 – Urban Design Commission Meeting



Project Timeline



Project Improvements

- Reduced

- Density (144 Residences)
- Height (1 Story, 23 Feet)
- Parking (221 Surface parking spaces)

- Additions

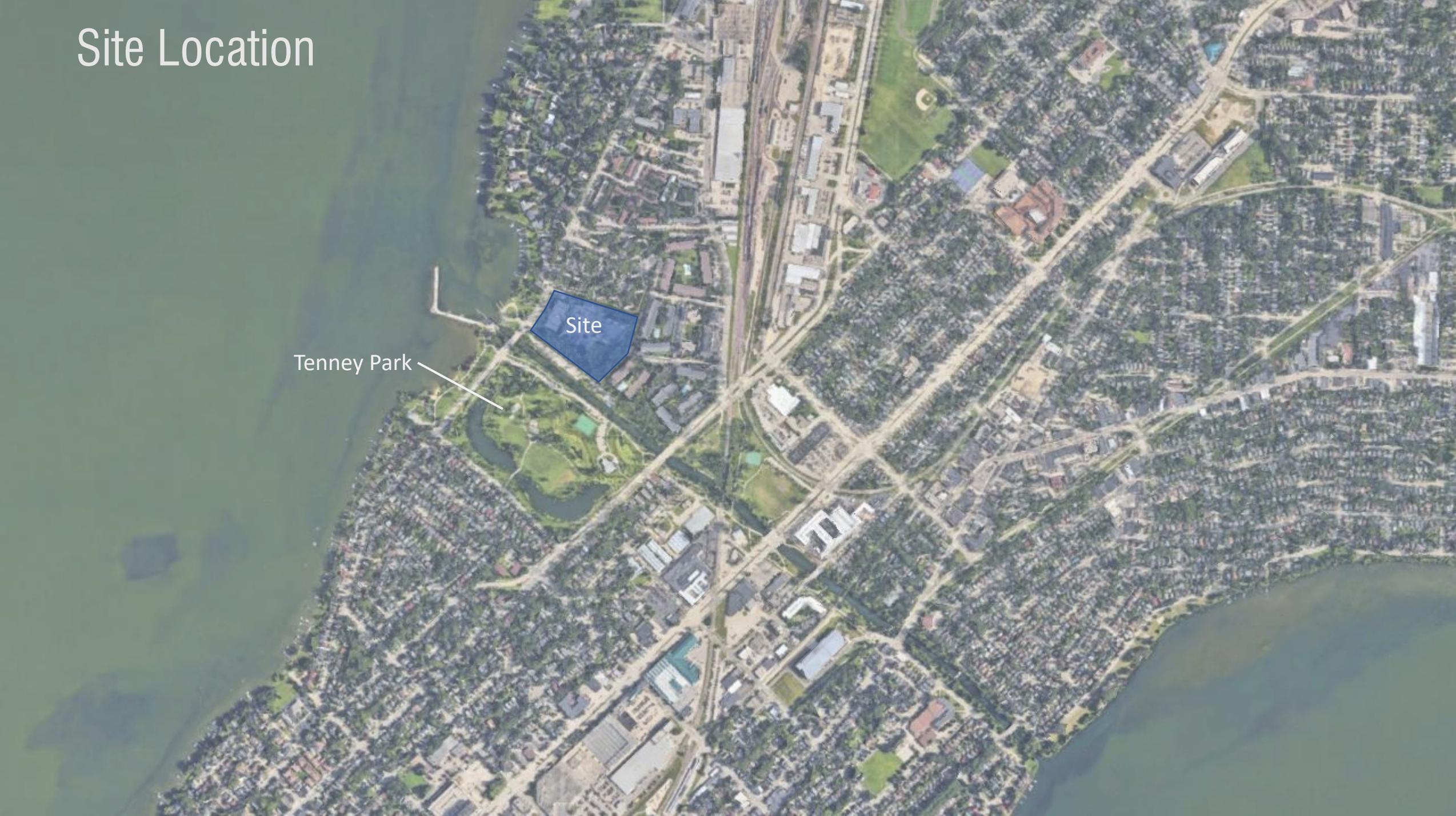
- Townhomes
- New city street
- Stormwater management
- Landscaping screening
 - Sherman Terrace
 - Tenney Park (30-foot buffer)



Project Improvements - Site

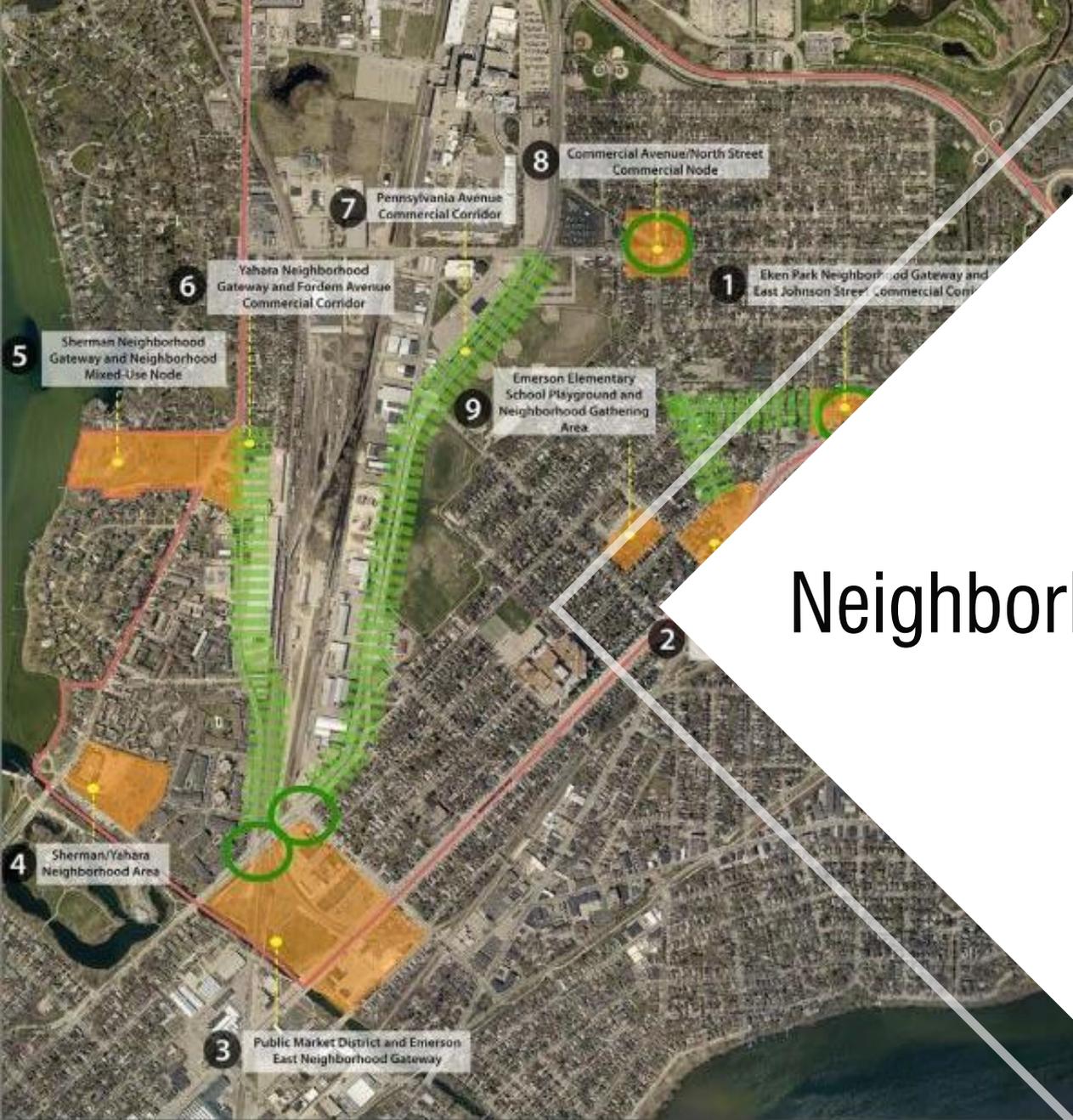


Site Location



Site

Tenney Park



Neighborhood Plan



Emerson East–Eken Park–Yahara Neighborhood Plan

EMERSON EAST - EKEN PARK - YAHARA
Neighborhood Plan

*a project of the Emerson East, Eken Park and Yahara Neighborhood areas and the City of Madison
adopted by City of Madison Common Council on January 5, 2016*

Emerson East - Eken Park – Yahara Neighborhood Plan

The plan was developed through community input and adopted as a supplement to the City of Madison Comprehensive Plan by the Common Council in January 2016

- Recommendation to demolish existing building if not feasible to reuse
- Medium Density Residential is the preferred land use (20-90 units per acre)



Neighborhood Plan

Redevelopment Recommendations

There is currently a long-term lease on the existing office building. Over time, it is recommended that this building be adapted for use as a residential structure, or for it to be razed and new residential structures built in its place. This is consistent with the Comprehensive Plan which indicates in a Map note that if and when this site redevelops, Medium Density Residential is the preferred land use.

Planning and Design Principles for all Focus Areas

Land Use, Site Layout and Building Design:

Multi-story, mixed-use nodes with retail/commercial uses below and residential above; affordable housing units; and green building and site design principles that conserve energy, reduce water use, limit stormwater runoff and generally minimize adverse environmental impacts.

Residential Future Land Use Categories

| Residential Building Form | Low Residential (LR) | Low-Medium Residential (LMR) | Medium Residential (MR) | High Residential (HR) |
|---------------------------------|----------------------|------------------------------|-------------------------|-----------------------|
| Single-Family Detached Building | | | | |
| Civic/Institutional Building | | | | |
| Two-Family, Two-Unit | | | | |
| Two-Family - Twin | | | | |
| Three-Unit Building | * | | | |
| Single-Family Attached | * | | | |
| Small Multifamily Building | * | ** | | |
| Large Multifamily Building | | ** | | |
| Courtyard Multifamily Building | | ** | | |
| Podium Building | | | | |
| Number of Stories | 1-2' | 1-3 | 2-5 | 4-12~ |
| General Density Range (DU/acre) | ≤15 | 7-30 | 20-90 | 70+ |

Med-Density = 20-90 units per acre (150-675 units allowed)

Connectivity: New linkages that improve access and circulation to and through redevelopment

Community Interaction: Small, flexible public and private gathering spaces (pocket greenspace, sidewalk seating, square, plaza,

Neighborhood Plan

Definition and Identity: Residential streetscape defined with **five story residential buildings in a classic design with some modern elements;** parking areas with innovative stormwater management features; pedestrian/bike path defining boundary between site and adjoining Sherman Terrace Condominiums and through the site to the Yahara River Parkway; environmentally-friendly buildings with innovative stormwater management to protect the Yahara River Watershed and native plantings, renewable energy use for heating and cooling, **green roofs,** living driveways with porous pavers, and more; cooperative living elements such as community gardens and co-housing; and affordable housing units.



Lake Park apartments at 451 W. Wilson St. in Madison, WI – four stories stepping back to five stories

Proposed Site Plan



Project Data:

- 331 residences
- 364 enclosed parking spaces
- 36 surface parking spaces
- 365 total bike spaces
- 1-5 stories in height

Site Context



Site Adjacencies



30' landscape buffer

Sustainability

- Wisconsin Green Built Certification
- Solar ready
- Increase in envelope efficiency
- Intus polymer high performing windows
- High efficiency furnaces – 95%
- Smart thermostats
- 100% LED lighting – occupancy sensors
- 100% Energy Star appliances
- Indigenous landscaping
- Pollinator plantings
- Increased structured parking
- Vegetative Roofs
- Storm water management
- Community Gardens
- Infill on underutilized urban site
- Low parking ratio
- Near mass transit



Building Design



Looking north along Sherman Ave.

Building A:

184 residences

189 enclosed parking spaces

19 surface parking spaces

203 total bike spaces

1-5 stories in height



Porches along Sherman Ave.



Green rooftop area facing Sherman Ave.



View of building A from southwest



View of town homes from internal city street

Town homes:

20 townhome style residences

35 enclosed parking spaces

0 surface parking spaces

22 total bike spaces

2 stories in height



View of townhouses from internal drive



View of apartments from internal city street

Building C:

127 residences

140 enclosed parking spaces

17 surface parking spaces

140 total bike stalls

1 to 5 stories in height



View of building C from southwest





James Hardie Lap Siding
Iron Gray



Endicott Brick
Manganese Iron Spot



James Hardie Rustic Series Woodtone
Sand Castle



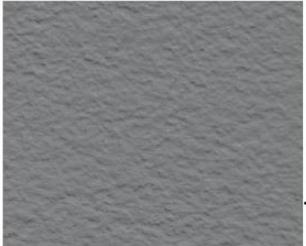
Intus Doors and Windows
Dark Bronze Color



Materials - Buildings A + C



Endicott Brick
Light Gray Blend Velour Texture



James Hardie Architectural Panel
Fine Sand -
Paint to match Iron Gray Lap Siding



Parklex Prodima Naturclad-B Cladding
Mustard Color



Intus Doors and Windows
Dark Bronze Color



Materials - Buildings B1 + B3



Intus Doors and Windows
Dark Bronze Color



James Hardie Architectural Panel
Sea Grass -
Paint Cream Froth OC-97



James Hardie Lap Siding
CobbleStone



Endicott Brick
Light Gray Blend Velour Texture



Materials - Building B2

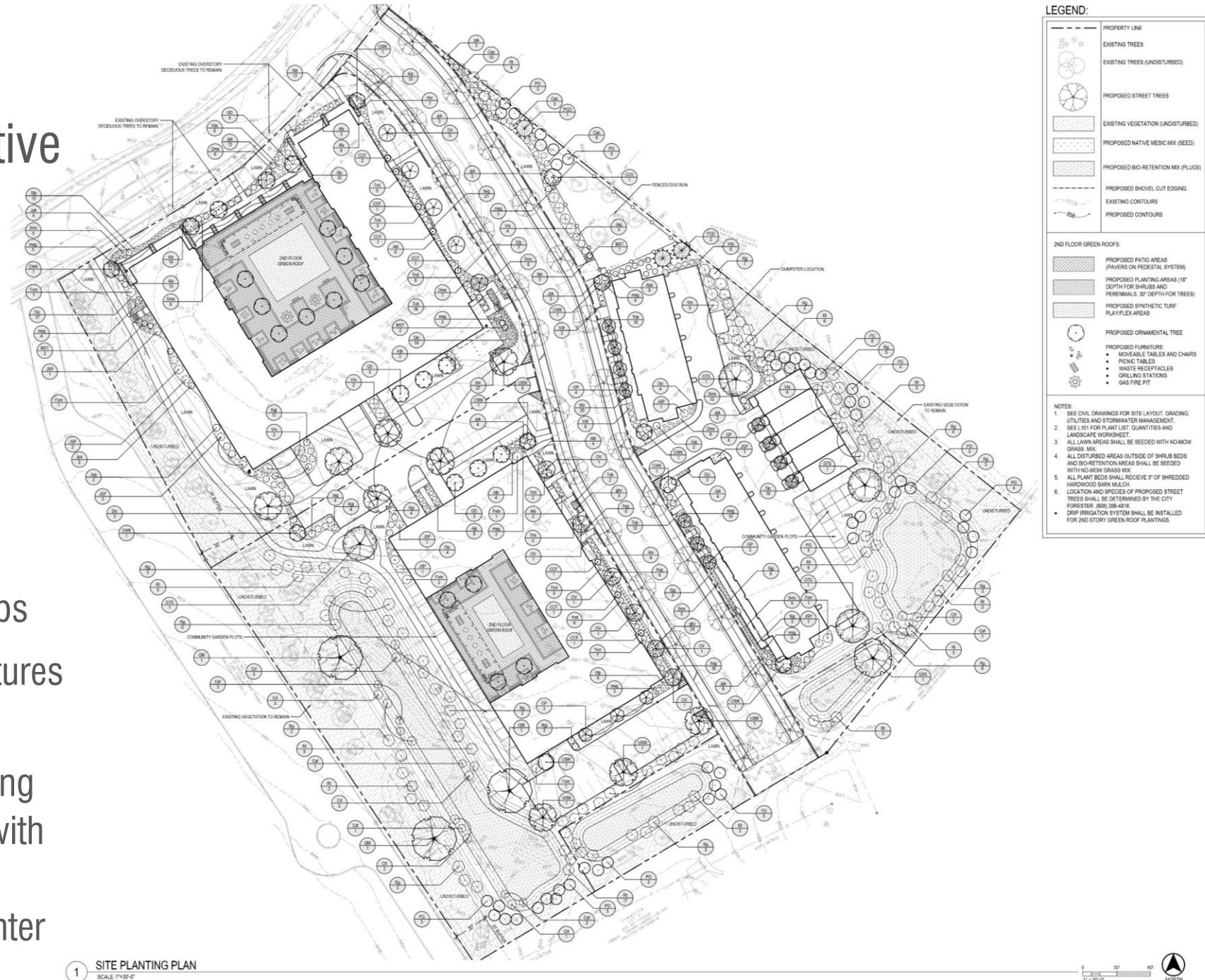
Landscape Plan

- Variety of native and adaptive species

- No site irrigation required after establishment period
- Habitat for pollinator species

- Providing multi-season interest

- Spring flowering trees and shrubs
- Variety of foliage colors and textures through summer and fall
- Trees and shrubs with long lasting fruit and colorful stems, along with evergreen species, maintain landscape presence through winter



Landscape Plan

- Native mesic perennial mix along slopes of bioretention areas maximize stormwater infiltration while minimizing erosion.
- Preserving 30' vegetative buffer along south side of property bordering Tenney Park.
- Preserving as much existing vegetation as possible along the northern side of property.
- Supplement existing vegetation along perimeter with native Wisconsin ecotone species like Aspen and Sumac that colonize over time and reinforce vegetative buffer between properties.



Landscape Concepts

Pollinators



Sumac Colony



Meadow



Aspen Edge



Landscape Concepts

Winter Fruit



Spring Flowers



Colorful Stems

Evergreens



Appendix



Building A Elevations



Building A Elevations



1 NORTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"

Building C Elevations



1 WEST ELEVATION
A201C 3/32" = 1'-0"



2 NORTH ELEVATION
A201C 3/32" = 1'-0"

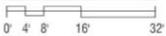


3 EAST ELEVATION
A201C 3/32" = 1'-0"

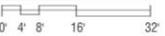
Building C Elevations



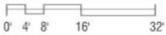
1 COURTYARD EAST ELEVATION
A203C 3/32" = 1'-0"



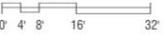
1 SOUTH ELEVATION
A202C 3/32" = 1'-0"



2 COURTYARD WEST ELEVATION
A203C 3/32" = 1'-0"



2 COURTYARD NORTH ELEVATION
A202C 3/32" = 1'-0"



B Buildings Elevations



1 SOUTH ELEVATION
A2018.2 1/8" = 1'-0"



2 WEST ELEVATION
A2018.2 1/8" = 1'-0"



3 NORTH ELEVATION
A2018.2 1/8" = 1'-0"



4 EAST ELEVATION
A2018.2 1/8" = 1'-0"



1 SOUTH ELEVATION
A2018.1 1/8" = 1'-0"



2 WEST ELEVATION
A2018.1 1/8" = 1'-0"



3 NORTH ELEVATION
A2018.1 1/8" = 1'-0"



4 EAST ELEVATION
A2018.1 1/8" = 1'-0"

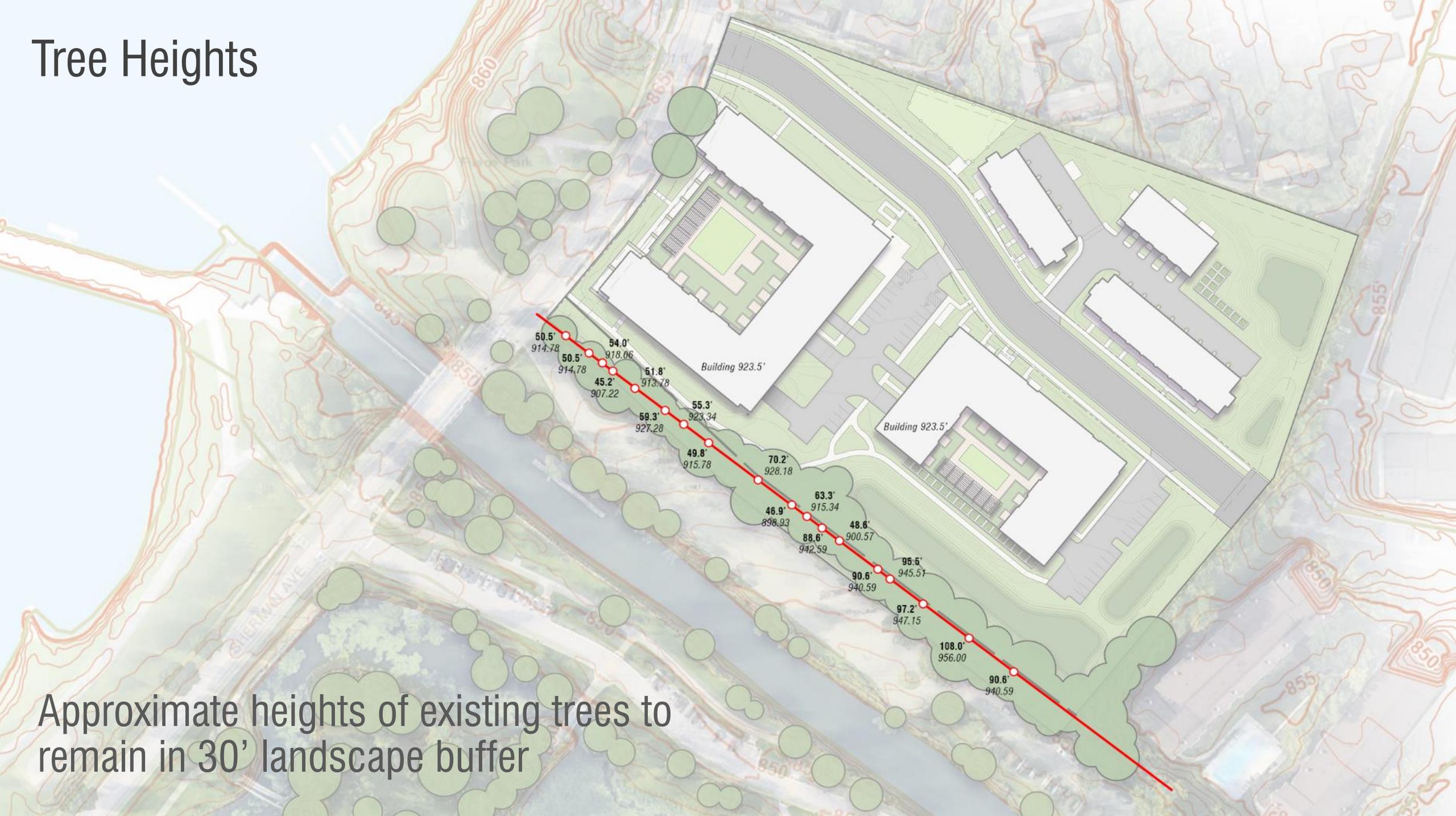


Existing Building

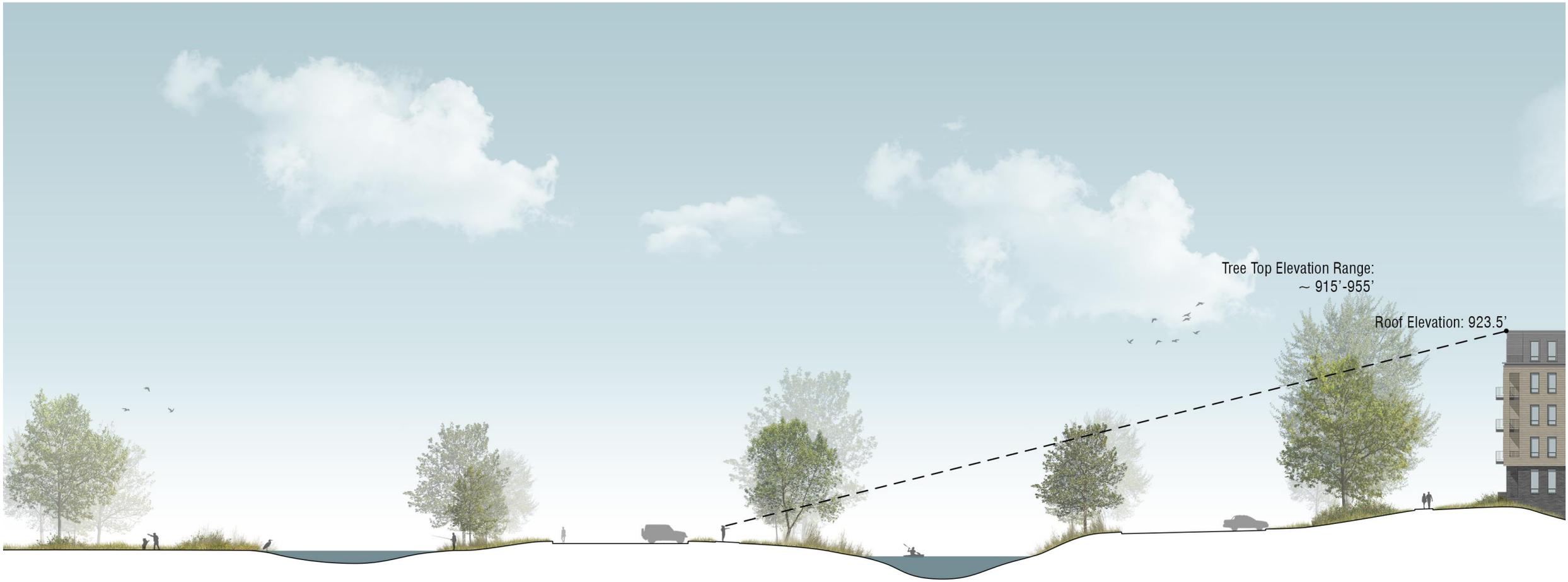
- Design not architecturally significant
- Structure cannot support additional floors
- Requires all new HVAC
- Windows incompatible with residential use
- 50% salvageable
- Site drainage issues
- Underground parking infeasible



Tree Heights



Approximate heights of existing trees to remain in 30' landscape buffer



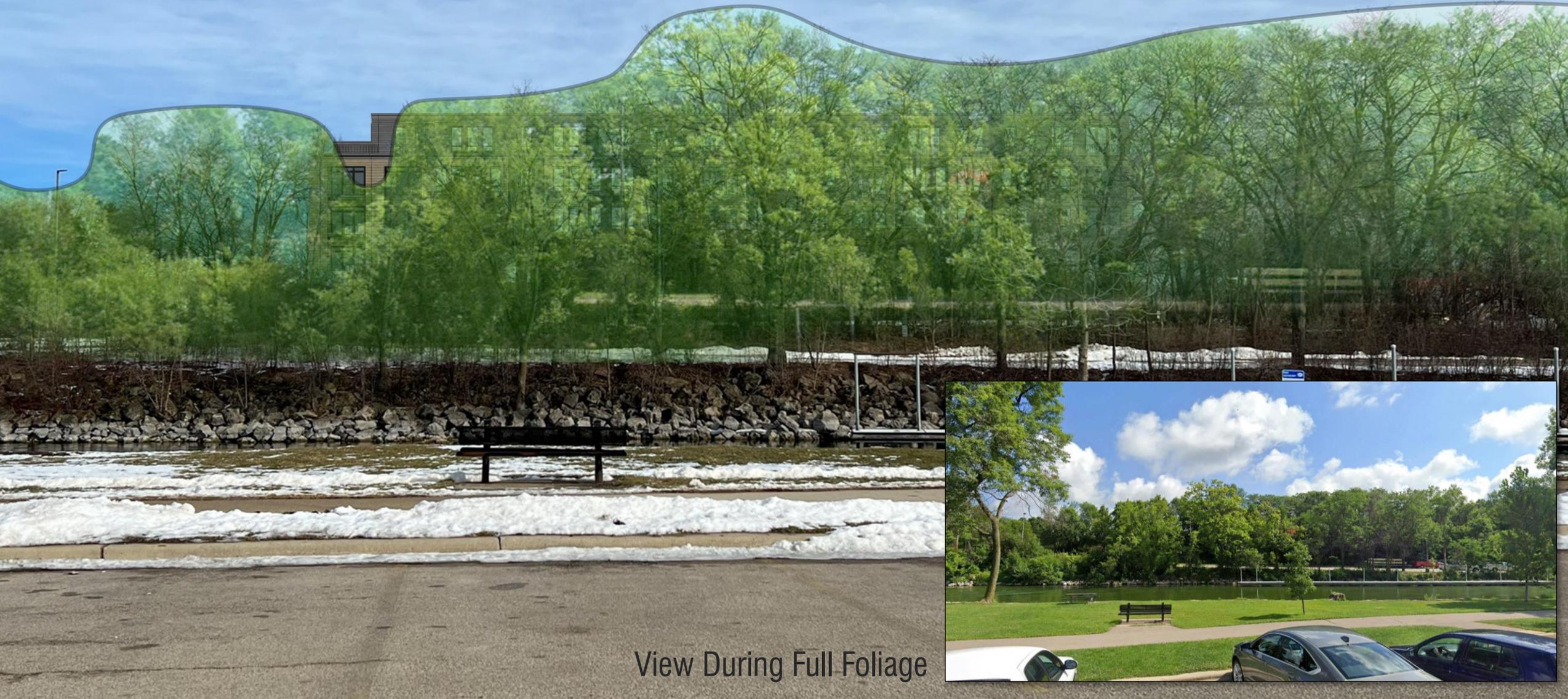
Site section: Yahara River and Tenney Park

View from Tenney Park parking area - Winter



New building placement is an approximation

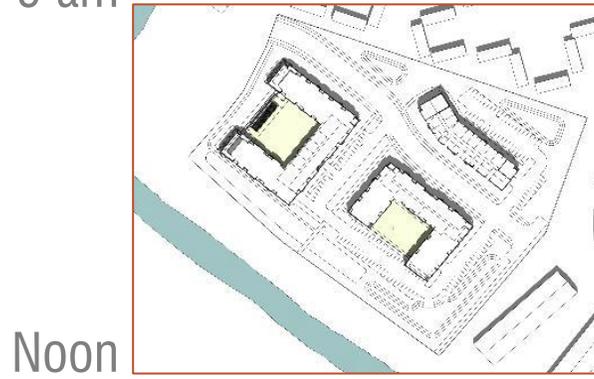
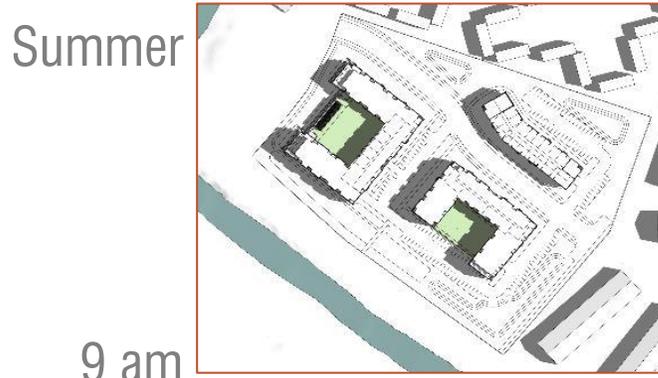
View from Tenney Park parking area



View During Full Foliage



Shadow Study — Townhouses are not shown, they are one story shorter



CITY OF MADISON Comprehensive Plan

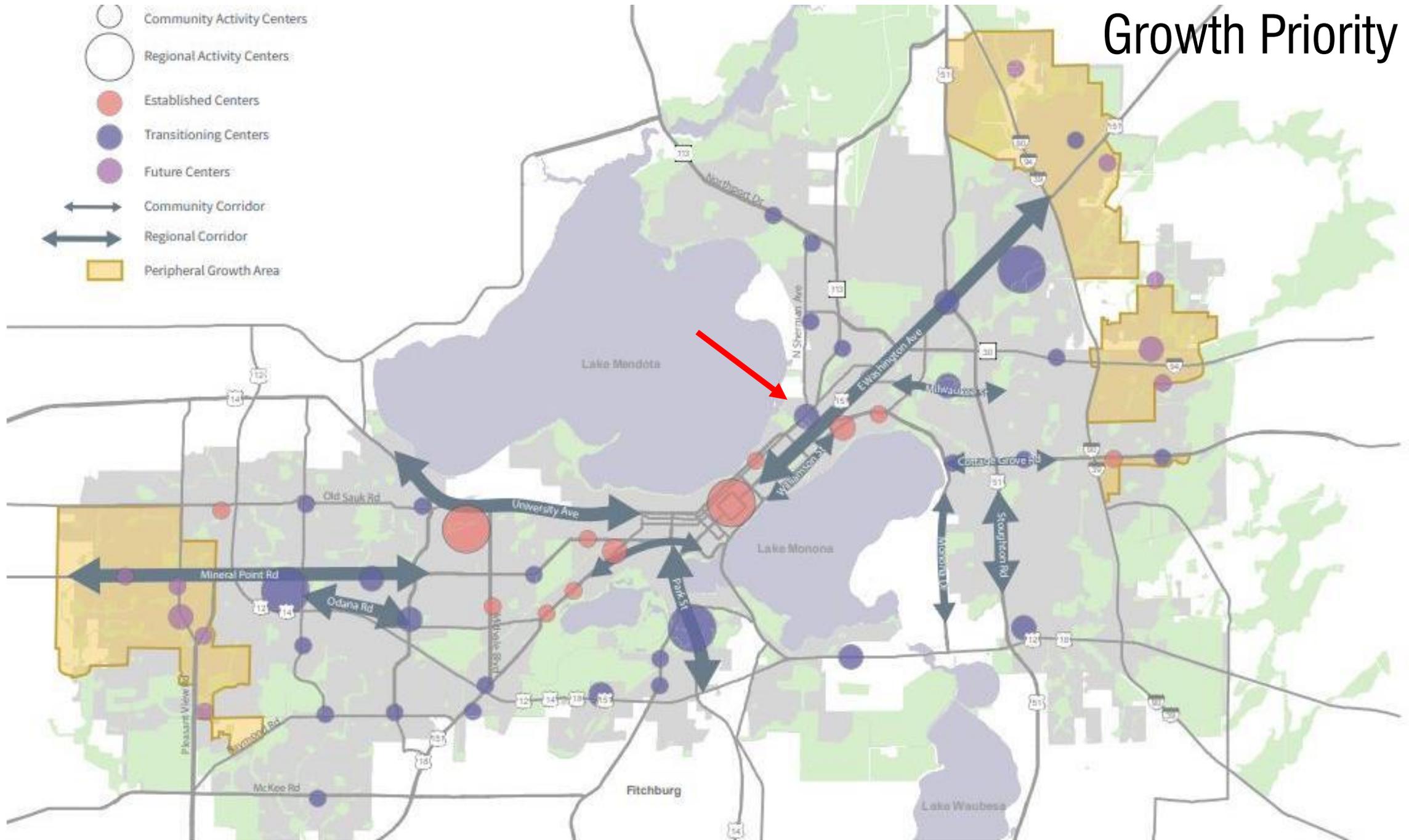


Imagine Madison
People Powered Planning

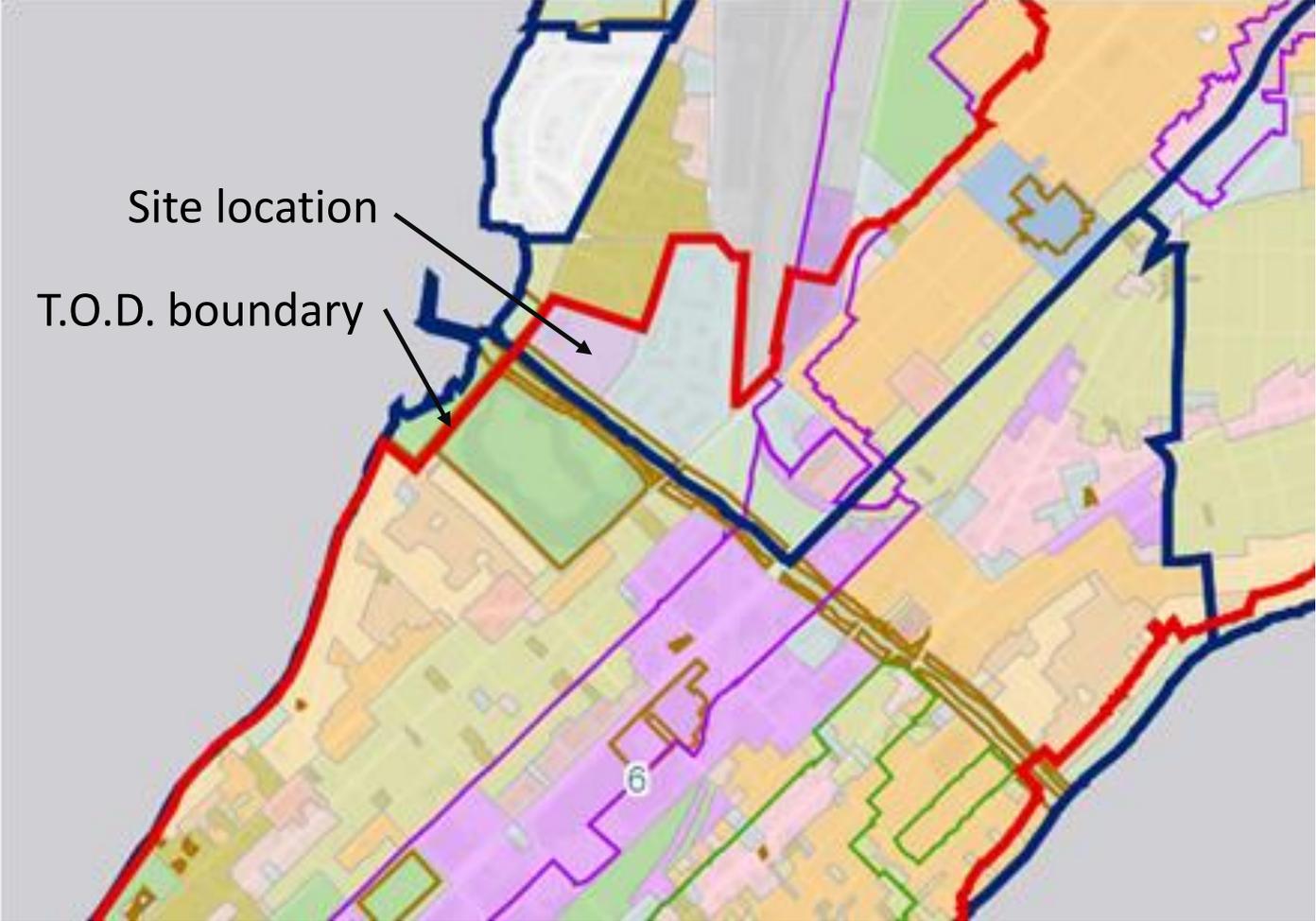
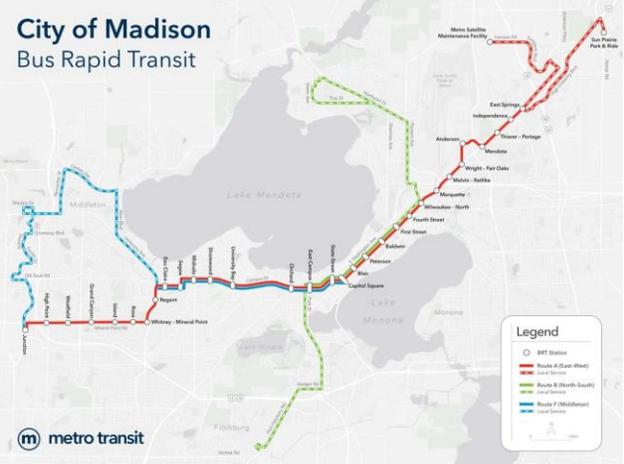


Growth Priority

- Community Activity Centers
- Regional Activity Centers
- Established Centers
- Transitioning Centers
- Future Centers
- ↔ Community Corridor
- ↔ Regional Corridor
- ▭ Peripheral Growth Area



Site is within T.O.D Overlay District

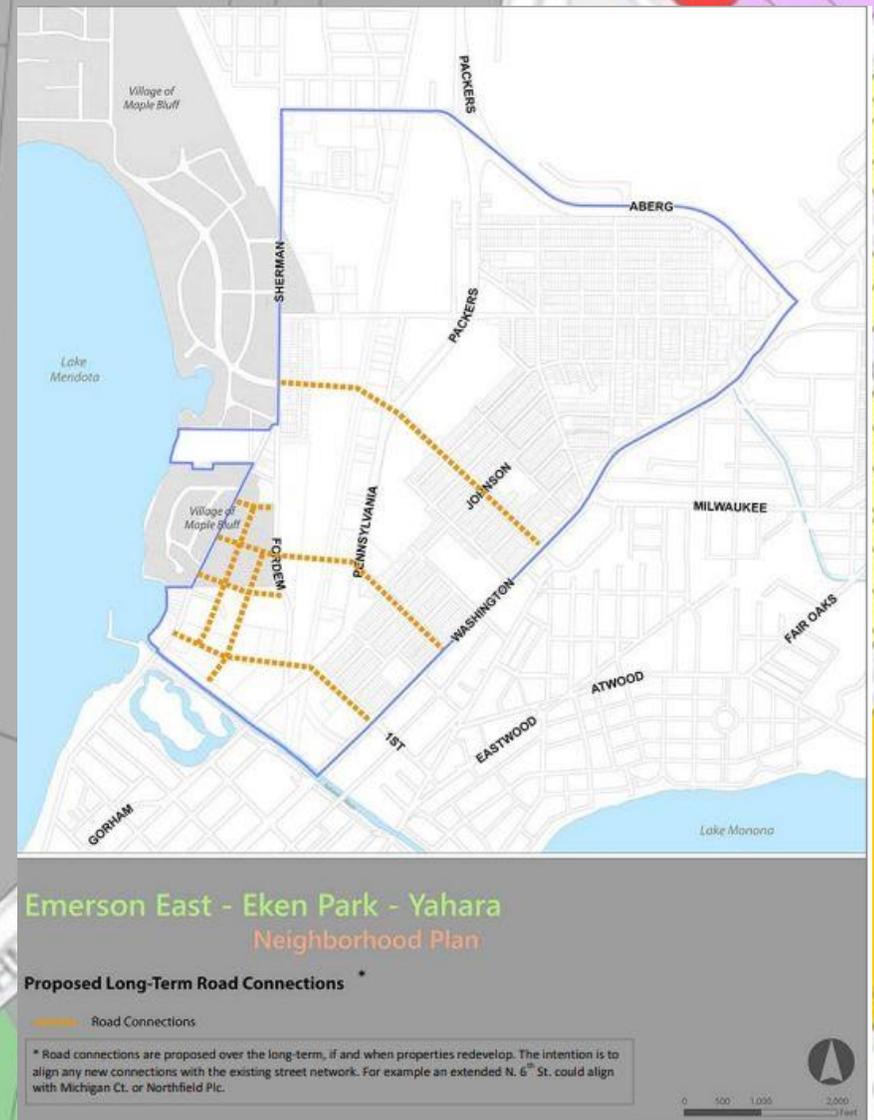


Zoning and Street Plan



New City Street

Zoned for Medium-Density Residential



151